157.0	0007	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	853,800 / 853,800
					USE VALUE:	853,800 / 853,800
					ASSESSED:	853,800 / 853,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
123		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ESHELMAN TIMOTHY & STEPHANIE/ T
Owner 2:	TIMOTHY ESHELMAN TRUST
Owner 3:	STEPHANIE ESHELMAN TRUST
Street 1:	123 GEORGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ESHEIMAN TIMOTHY/STEPHANIE -
Owner 2:	-
Street 1:	123 GEORGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Vinyl Exterior and 2127 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	433,800		420,000	853,800
Total Card	0.138	433,800		420,000	853,800
Total Parcel	0.138	433,800		420,000	853,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.50 | /Parcel: 401.50

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	104960
GIS Ref	
GIS Ref	
Insp Date	05/21/18

!12338!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0007-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	433,800	0	6,000.	420,000	853,800		Year end	12/23/2021
2021	101	FV	419,300	0	6,000.	420,000	839,300		Year End Roll	12/10/2020
2020	101	FV	419,500	0	6,000.	420,000	839,500	839,500	Year End Roll	12/18/2019
2019	101	FV	340,000	0	6,000.	420,000	760,000	760,000	Year End Roll	1/3/2019
2018	101	FV	340,000	200	6,000.	354,000	694,200	694,200	Year End Roll	12/20/2017
2017	101	FV	340,000	200	6,000.	324,000	664,200	664,200	Year End Roll	1/3/2017
2016	101	FV	340,000	200	6,000.	276,000	616,200	616,200	Year End	1/4/2016
2015	101	FV	314,800	200	6,000.	240,000	555,000	555,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:24:23

LAST REV

Date	Time
09/14/21	09:53:57
mmcmakin	

USER DEFINED

Prior Id # 1:	104960
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12338

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ESHEIMAN TIMOTH	78584-59	1	8/30/2021	Convenience	1	No	No		
GEORGE JONATHAN	31663-505		7/31/2000		325,000	No	No		
	21368-188		8/1/1991		156,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/13/2018	414	Re-Roof	10,495	C				
5/7/2003	375	Addition	118,370	C		G6	GR FY06	2 STY 12X19 ADD.
11/15/1994	609		15,000					RENOVATE ATTIC
6/10/1994	266	Manual	3,500					REPAIR ATTIC STAIR

ACTIVITY INFORMATION

Date	Result	By	Name
5/21/2018	MEAS&NOTICE	BS	Barbara S
10/15/2008	Meas/Inspect	163	PATRIOT
7/5/2005	Permit Visit	BR	B Rossignol
12/10/2000	MLS	MM	Mary M
12/21/1999	Mailer Sent		
12/2/1999	Entry Denied	268	PATRIOT
7/16/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	3 - Aluminum	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.22096241
Const Adj.:	0.98500049
Adj $ / SQ:	132.291
Other Features:	102000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	454700
Depreciation:	20916
Depreciated Total:	433783

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

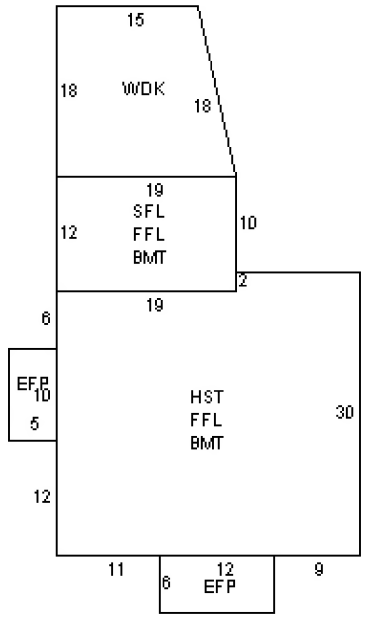
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	145.52
Special Features:	0	Val/Su Net:	126.95
Final Total:	433800	Val/Su SzAd	235.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,150	51.590	59,333
FFL	First Floor	1,150	132.290	152,135
HST	Half Story	461	132.290	60,986
WDK	Deck	306	9.130	2,793
SFL	Second Floor	228	132.290	30,162
EFP	Enclos Porch	122	48.800	5,953

Net Sketched Area:	3,417	Total:	311,362
Size Ad	1839	Gross Area	3878	FinArea	2127
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	25	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0007-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7x10	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	